

Section 16.27.24 Physical Constraints Analysis Requirements

The following is required for a Physical Constraints Analysis:

- (1) The project will not consist of any building envelopes on natural or manmade slopes over thirty (30) percent grade;
- (2) The project will not show any structures within fifty (50) feet of any fault line;
- (3) The project will not consist of activities on or disturbance of any wetland areas, except as approved by the Army Corps of Engineers;
- (4) The project will not contain any platted lot within any landslide hazard areas unless approved by the Planning Commission as part of the open space area;
- (5) The project will not consist of any development within any flood hazard area, except as provided in Section 16.28.04 of this title;
- (6) The project will not consist of any development within any shallow-ground water hazard areas, areas of springs or seeps or surface water areas;
- (7) The project will not consist of any development within any areas that are recommended locations for detention basins or established road and utility corridors;
- (8) The project will avoid any development that will protrude above any ridgelines, except as provided in Section 16.27.20;
- (9) Full geotechnical evaluation of the site; and
- (10) All proposed density for projects shall be approved by the Planning Commission and Legislative body.

(2004-26, Renumbered, 11/17/2004)